



**GRASSROOTS**  
REALTY GROUP

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17, 98 Wilson Drive  
Fort McMurray, Alberta

MLS # A2283890



**\$239,900**

Division:	Wood Buffalo		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,420 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	High Ceilings, No Smoking Home, See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 404
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: N/A

This end unit 5-level townhouse located in a highly sought-after neighborhood &mdash; a rare find with incredible potential for the savvy buyer. With some TLC and vision, this spacious property could become a true showpiece. With an attached garage, parking in the front and close to playgrounds, Wood Buffalo is where you want to be. Large ensuite off the primary bedroom , linen closet, huge 2 piece bath for guests, fireplace in the living room, access to spacious deck and tons of storage in the undeveloped basement. Bring your creativity, and make this one shine!